



Springfield Avenue, Brough, HU15 1BX  
Offers In The Region Of £200,000

Philip  
**Bannister**  
Estate & Letting Agents



# Springfield Avenue, Brough, HU15 1BX

This delightful 3-bedroom semi-detached family home is situated in a desirable area close to local schooling. Boasting a southerly rear aspect, the property features an inviting entrance porch leading to a spacious entrance hall, front facing lounge, a versatile dining room, and a well-appointed kitchen on the ground floor. Upstairs, three generously proportioned bedrooms include a fitted master, complemented by a family bathroom. Outside, there are low maintenance gardens while a gated side driveway leads to the one and a half length garage, offering ample parking and storage space.

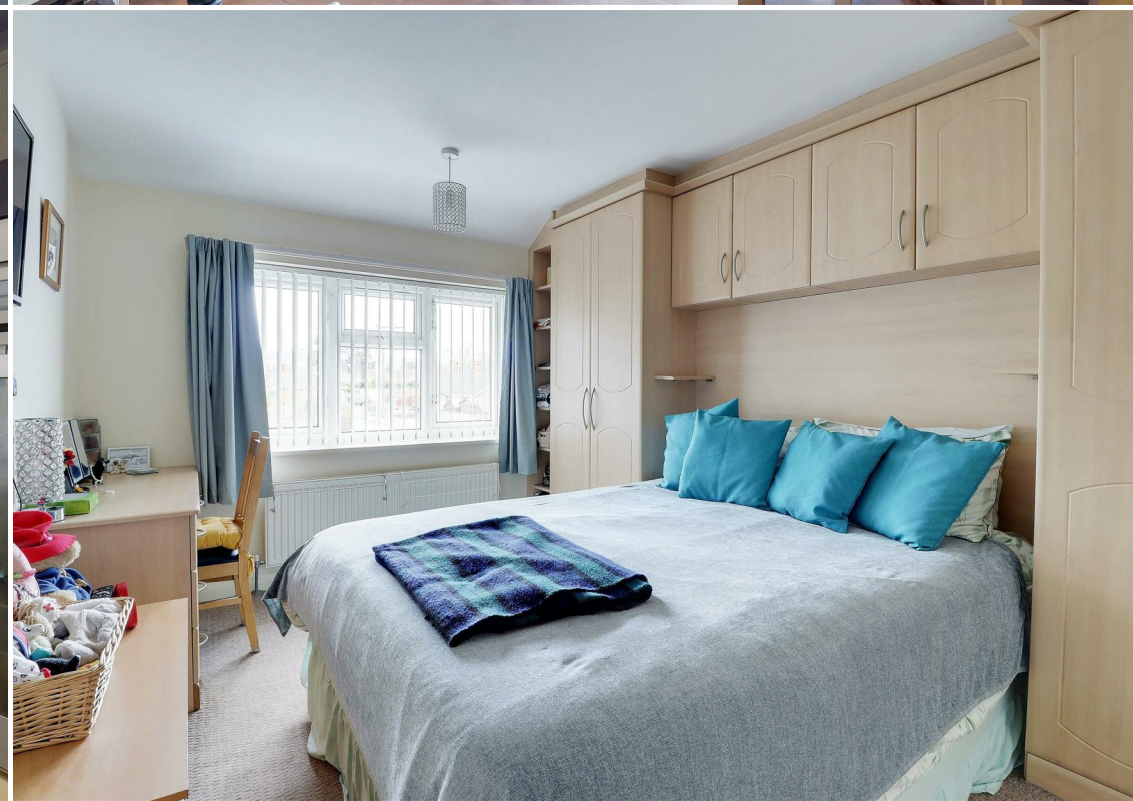
## Key Features

- 3 Bedroom Home
- Popular Location
- 2 Reception Rooms
- Southerly Rear Aspect
- Fitted Master Bedroom
- Gated Driveway & Garage
- Low Maintenance Gardens
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	86
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	









## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE PORCH

Allowing access to the property through a residential entrance door. An internal door leads to:

#### ENTRANCE HALL

With a staircase leading to the first floor with a cupboard beneath.

#### KITCHEN

10' x 7'5 (3.05m x 2.26m)

The fitted kitchen comprises a range of wall and base units mounted with complimentary worksurfaces and matching splashboards, ceramic sink unit which sits beneath a window to the side elevation. There is an integral oven, microwave, electric hob and dishwasher. Space is available for a larger fridge freezer and a washing machine. A door leads to the rear of the property.

#### LOUNGE

12'10 x 10'3 (3.91m x 3.12m)

An attractive front facing reception room with a contemporary feature fire inset to the chimney breast. A large window to the front elevation.

#### DINING ROOM

10'9 x 8'11 (3.28m x 2.72m)

Opening from the lounge is the dining room, with a parquet floor and a window to the rear elevation.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level.

#### BEDROOM 1

12'10 x 9'3 + wardrobes (3.91m x 2.82m + wardrobes)

A master bedroom with a range of fitted furniture including wardrobes, overhead storage and a dressing table. There is a window to the front elevation.

#### BEDROOM 2

10'10 x 9'11 (3.30m x 3.02m)

A second double bedroom with a wash basin to one corner and a window to the rear elevation.

#### BEDROOM 3

9'7 x 6'5 (2.92m x 1.96m)

A good sized third bedroom with a window to the front elevation and a built-in storage cupboard above the stairwell.

#### BATHROOM

The bathroom is fitted with a three piece suite comprising WC, wash basin and a panelled bath with a folding glazed screen and a thermostatic shower over. There is partial tiling to the walls and a window to the rear.

## OUTSIDE

### FRONT

To the front of the property there is a gated driveway which provides excellent off street parking. An artificial lawn is to the front with a planting bed to one side, a footpath leads to the property.

### REAR

The rear garden enjoys a southerly aspect and is designed for easy maintenance with a patio adjoining the property, low level wall and steps leading to an artificial lawn. There are numerous planting beds and timber fencing to the perimeter.

### GARAGE

A one and a half length detached garage with up and over door, light and power.

## GENERAL INFORMATION

**SERVICES** - Mains water, electricity, gas and drainage are connected to the property.

**CENTRAL HEATING** - The property has the benefit of a gas fired central heating system to panelled radiators.

**DOUBLE GLAZING** - The property has the benefit of PVC double glazed frames.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## TENURE

We understand that the property is Freehold.

## VIEWINGS

Strictly by appointment with the sole agents.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200; Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100







GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.

FIRST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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